

Coral Bay Center

BREVARD COUNTY • FLORIDA

Coral Bay Center, near the main intersection of Minton Road and Malabar Road, is located across the street from the Palm Bay West Shopping Center, home to Beall's Outlet, Radio Shack, H&R Block, GNC, Sally Beauty Supply and SuperCuts. The center is also adjacent to Walgreen's Drug Store and across the street from Blockbuster Video.



10,315 GLA

2005 Marketplace:

Trade Area Population: 91,425

**Average Household Income:
\$59,642**

Median Age: 38.6



**For Leasing Information
Telephone 800.339.3234**



SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups

Brian W Smith 800-339-3234

Florida Equities Commercial

Lat/Lon: 28.00257/-80.6768

April 2006



RS1

Coral Bay Center Palm Bay, Florida		1.00 mi radius	5.00 mi radius	10.00 mi radius
POPULATION	2005 Estimated Population	5,747	91,251	192,753
	2010 Projected Population	6,505	100,514	209,894
	2000 Census Population	4,980	81,485	174,896
	1990 Census Population	3,760	63,115	148,485
	Historical Annual Growth 1990 to 2005	3.5%	3.0%	2.0%
	Projected Annual Growth 2005 to 2010	2.6%	2.0%	1.8%
	2005 Median Age	35.6	38.7	41.5
HOUSEHOLDS	2005 Estimated Households	2,050	35,084	79,055
	2010 Projected Households	2,311	38,407	85,583
	2000 Census Households	1,784	31,538	72,238
	1990 Census Households	1,278	23,650	59,792
	Historical Annual Growth 1990 to 2005	4.0%	3.2%	2.1%
Projected Annual Growth 2005 to 2010	2.5%	1.9%	1.7%	
POPULATION BY RACE	2005 Estimated White	84.1%	82.6%	85.3%
	2005 Estimated Black or African American	8.6%	9.5%	8.2%
	2005 Estimated Asian & Pacific Islander	1.5%	2.4%	2.2%
	2005 Estimated American Indian & Native Alaskan	0.2%	0.2%	0.3%
	2005 Estimated Other Races	5.6%	5.3%	4.0%
	2005 Estimated Hispanic	10.5%	9.8%	7.5%
INCOME	2005 Estimated Average Household Income	\$ 54,183	\$ 51,485	\$ 54,251
	2005 Estimated Median Household Income	\$ 44,175	\$ 42,547	\$ 42,055
	2005 Estimated Per Capita Income	\$ 19,373	\$ 19,961	\$ 22,577
EDUCATION (AGE 25+)	2005 Elementary	6.3%	6.7%	6.8%
	2005 Some High School	13.6%	12.9%	12.6%
	2005 High School Graduate	31.7%	31.3%	30.6%
	2005 Some College	20.4%	19.5%	18.7%
	2005 Associates Degree Only	8.4%	8.5%	8.0%
	2005 Bachelors Degree Only	13.7%	14.5%	15.1%
	2005 Graduate Degree	5.8%	6.6%	8.2%
BUSINESS	Number of Businesses	107	2,078	8,772
	Total Number of Employees	836	16,315	79,539
	Employee Population per Business	7.8	7.9	9.1
	Residential Population per Business	53.7	43.9	22.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



Coral Bay Center Now Leasing!
Contact Brian W Smith
800-339-3234

Outparcel Shopping Center Fact Sheet

Center Name	Coral Bay Plaza
Total Square Feet	10315
Suite Sizes (square feet)	
A	2915
B	1425
C	1525
D	1425
E	Leased-Scoops 1425
F	Leased-Subway 1600
Completion Date	Apr-06
Price Per Square Foot	\$24.00
Estimated CAM Per Square foot	\$4.00
Estimated RE Taxes Per Square foot	\$1.50
Total Parking Spaces	55
Tenant Improvement Allowance with Grey Shell	\$25.00 psf
Tenant buildout time	60 days

